

Community Planning Process to Update Plans for Arlandria and Del Ray

Why Update the Plans Now?



The Mount Vernon Avenue Business Plan and Action Plan for Arlandria were adopted in 2005 and 2003, respectively. There have been many changes in the neighborhoods and surrounding area since then including implementation of plan recommendations:

- Four Mile Run Conservatory
- Del Ray and Arlandria farmers markets
- Four Mile Run Restoration and Park expansion
- Additional park improvements and new parks
- Route 1 Transitway
- Many new and growing community organizations
- Expansion of community and regional festivals and events
- Pedestrian and bike improvements
- Restaurant and retail growth

In recent years, community members expressed concerns that can be addressed with a plan update, including:

- Preservation and expansion of housing affordability
- Small business retention
- Business district competitiveness
- Pedestrian and bike safety and accessibility
- Preservation of unique neighborhood and business district character
- Historic preservation

Change to some degree will occur in the neighborhoods from the introduction of the Potomac Yard Metro Station, Amazon, and Virginia Tech Campus. This update is an opportunity to address existing concerns and get ahead of/plan for potential changes while addressing current and future community needs. The Plan(s) will serve to shape the future with the community as partners in the planning process.

Draft Timeline

PHASE 1:	October - December 2019	Community Conversations
	February 2020	Planning Commission & City Council Briefings
PHASE 2:	Spring 2020 - Summer 2021	Planning & Community Engagement
	Spring - Summer 2021	Development and Draft Plan Review



What We've Been Up To

Street Outreach

City Staff walked the streets of Arlandria and Del Ray to engage community members and:

- Invite them to a community conversation
- Invite them to complete the pre-planning questionnaire

Community Conversations

- Arlandria:
November 21, 2019, Cora Kelly Elementary School in Spanish with English translation.
- Del Ray:
December 12, 2019, Mount Vernon Community School in English with Spanish translation available.



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What We’ve Heard So Far: Questionnaire

The street outreach team created a questionnaire in Spanish and English, which was posted online from October 25—December 16, 2019. The team also used hard copies of the questionnaire while conducting mobile outreach to gain an understanding of issues of importance for community members as well as what they love about their neighborhood and things they saw as challenges in their neighborhood. Over 800 responses were received, including 624 in English and 233 in Spanish.

- Questionnaire in English and Spanish

Answer this quick questionnaire to share your thoughts
LET'S SHAPE THE FUTURE OF OUR COMMUNITY

Your answers to the following questions will help the City understand how you view and experience your neighborhood. Your response will also help shape the topics to be addressed in the next phase of this project.

1. Which of the following place **names** best represents your neighborhood? **Choose all that apply.**

a. Chirlilagua

d. Hume Springs

g. Other, please specify: _____

b. Arlandria

e. Lynhaven

c. Del Ray

f. Warwick Village

2. What are the **top 3 things** most important to you and your family in your neighborhood?

a. Community Activities (ex. festivals, sports leagues, rec center programming)

b. Housing Options and/or Affordability

c. Public Transportation (ex. buses and bus shelters, bikes, sidewalks, scooters)

d. Pedestrian Safety (ex. well-lit sidewalks, crosswalks, handicap ramps, speed limits)

e. Restaurants and Stores (ex. markets, grocery stores)

f. Parks and Playgrounds

g. Job Opportunities

h. Increasing the minimum wage

i. Childcare

j. Medical Care

k. Churches and Religious Organizations

l. Neighborhood Safety (ex. crime prevention, emergency services)

Any additional comments? _____

3. What are the **top 2 things** you **love** about your neighborhood?

4. What are the **top 2 challenges** facing your neighborhood?

RESPONDA ESTA BREVE ENCUESTA PARA COMPARTIR SU OPINIÓN
CREEMOS EL FUTURO DE NUESTRA COMUNIDAD

Las respuestas a las siguientes preguntas ayudarán a la Ciudad de Alexandria entender cómo usted percibe y se siente en su vecindario. Al mismo tiempo, su participación ayudará a formar los temas que se discutirán en la próxima etapa de este proyecto.

1. ¿Cuál de estos **nombres** de lugares representa su vecindario? **Escoga todos los que apliquen.**

a. Chirlilagua

d. Hume Springs

g. Otro nombre, favor escribirlo: _____

b. Arlandria

e. Lynhaven

c. Del Ray

f. Warwick Village

2. ¿Cuáles son los **3 temas más importantes** para usted y su familia en su vecindario?

a. Actividades en la comunidad (por ejemplo, festivales, ligas deportivas, programa en el centro de recreación)

b. Opciones de viviendas y/o viviendas a bajo costo

c. Transporte público (por ejemplo, buses y paradas de autobuses, bicicletas, aceros, scooters)

d. Seguridad peatonal (por ejemplo, aceras iluminadas, cruces peatonales, rampas de discapacitados, límites de velocidad)

e. Restaurantes, tiendas y supermercados

f. Parques y áreas de juego infantil

g. Oportunidades de trabajo

h. Subir el salario mínimo

i. Cuidado infantil

j. Cuidado médico

k. Iglesias y organizaciones religiosas

l. Seguridad del vecindario (por ejemplo, prevención de crímenes, servicios de emergencia)

¿Algun comentario adicional? _____

3. ¿Cuáles son las **2 cosas que más le encanta** de su vecindario?

4. ¿Cuáles son los **2 retos más grandes** que tiene su vecindario?

Nighborhood Character

- *Community activities*
- *Gentrification*
- *More parks and playgrounds*
- *Preserving neighborhood fabric as community changes*
- *Historic Preservation*

Commercial Corridor

- *Variety of business on Mount Vernon Ave*
- *Empty retail buildings*
- *Small town feel, walkable retail*

Potential Development

- *Maintaining affordability and character*
- *Preserve cultural character of Chirlilagua*
- *Neighborhood-scale development*

Housing Affordability

- *Increasingly lack of affordable housing*
- *Housing options*
- *Rising rent and housing prices*



Major Themes

Mobility

- *Better covered bus stops*
- *Protected bike lanes*
- *Frequent bus schedules*

Pedestrian and Cyclist Safety

- *Balancing pedestrian safety and accessibility with traffic*
- *Walkability to stores*
- *More lighting at night*
- *Improved pedestrian crosswalks*

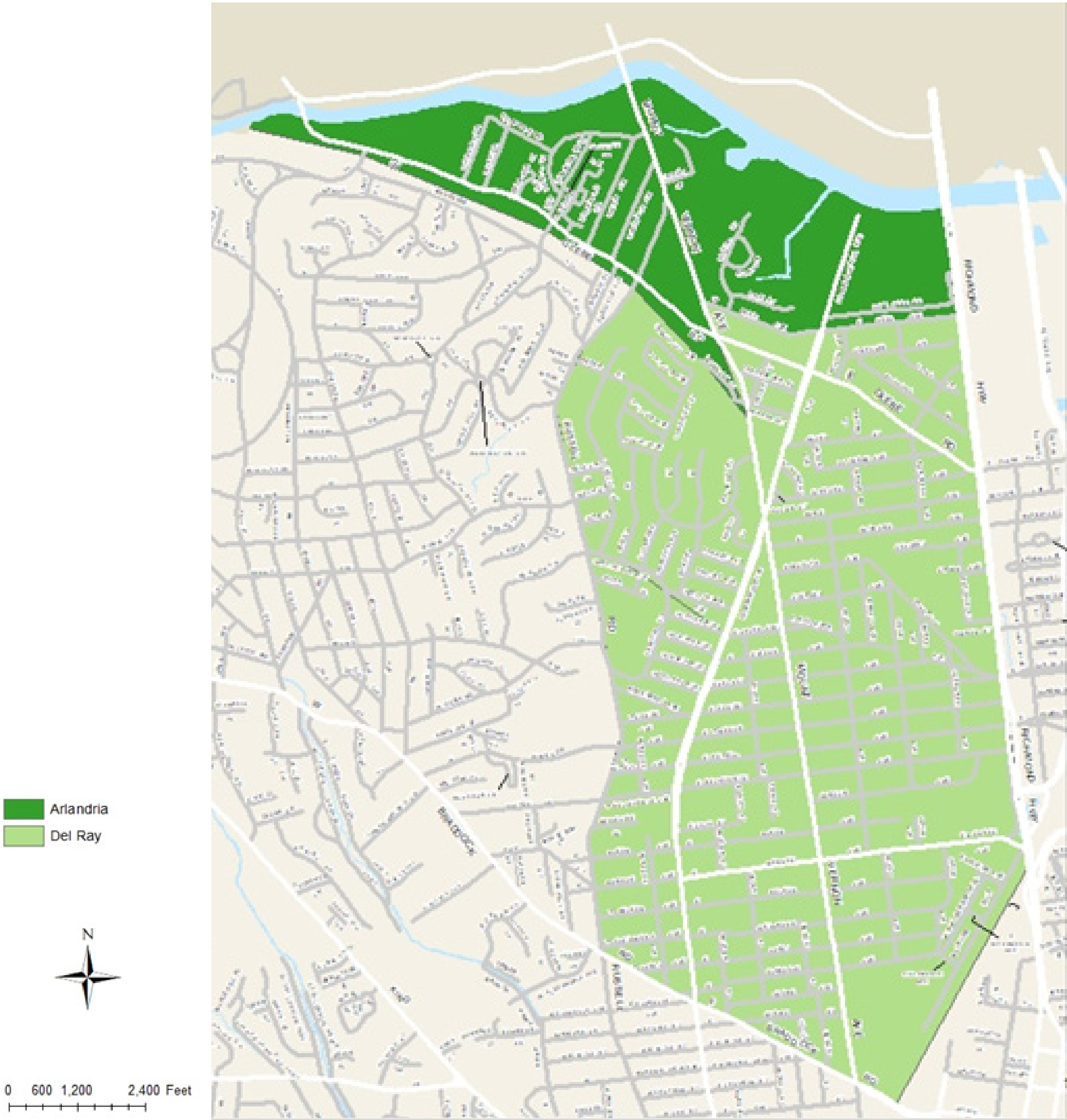
See anything missing?

POST YOUR THOUGHTS!

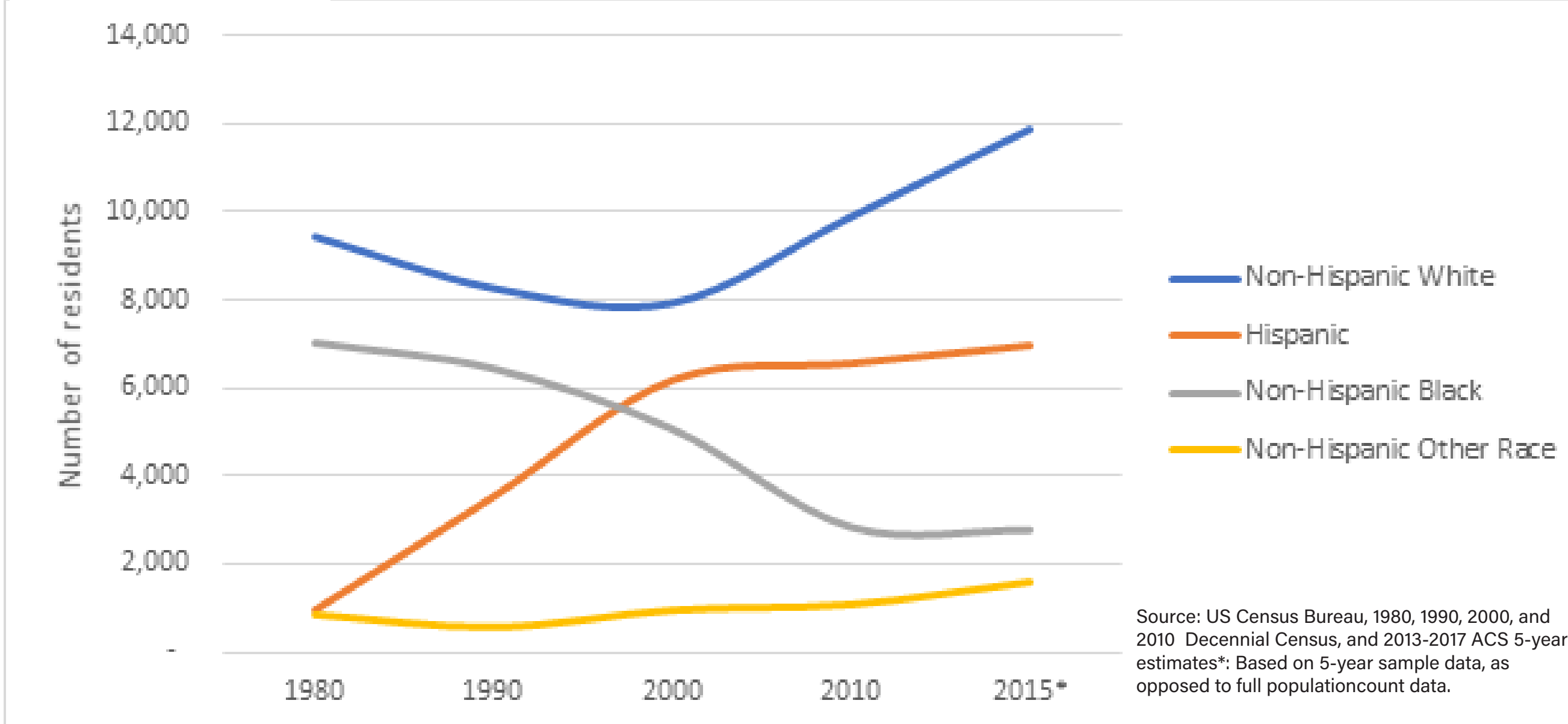


Demographic Analysis

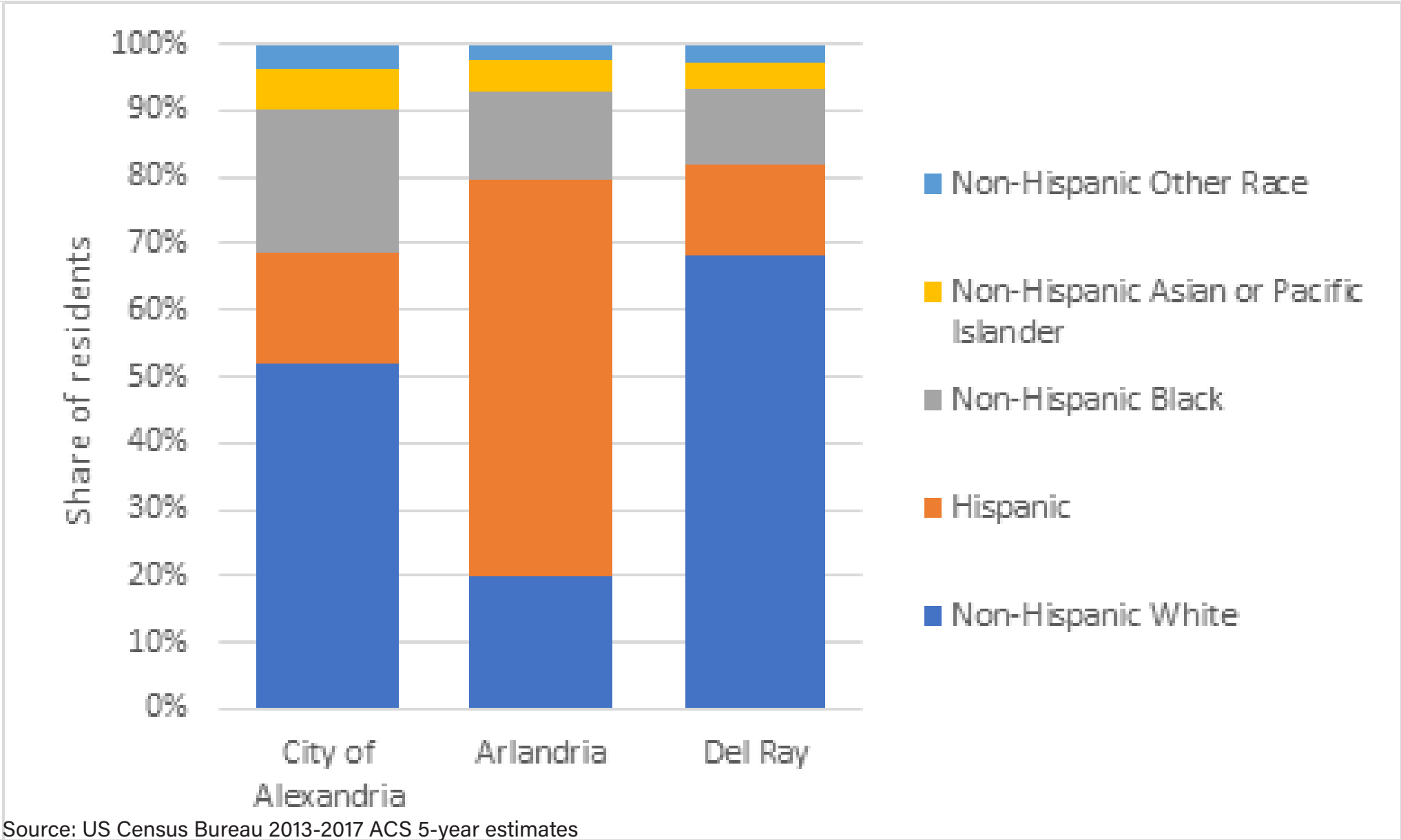
Arlandria and Del Ray Census Tracts



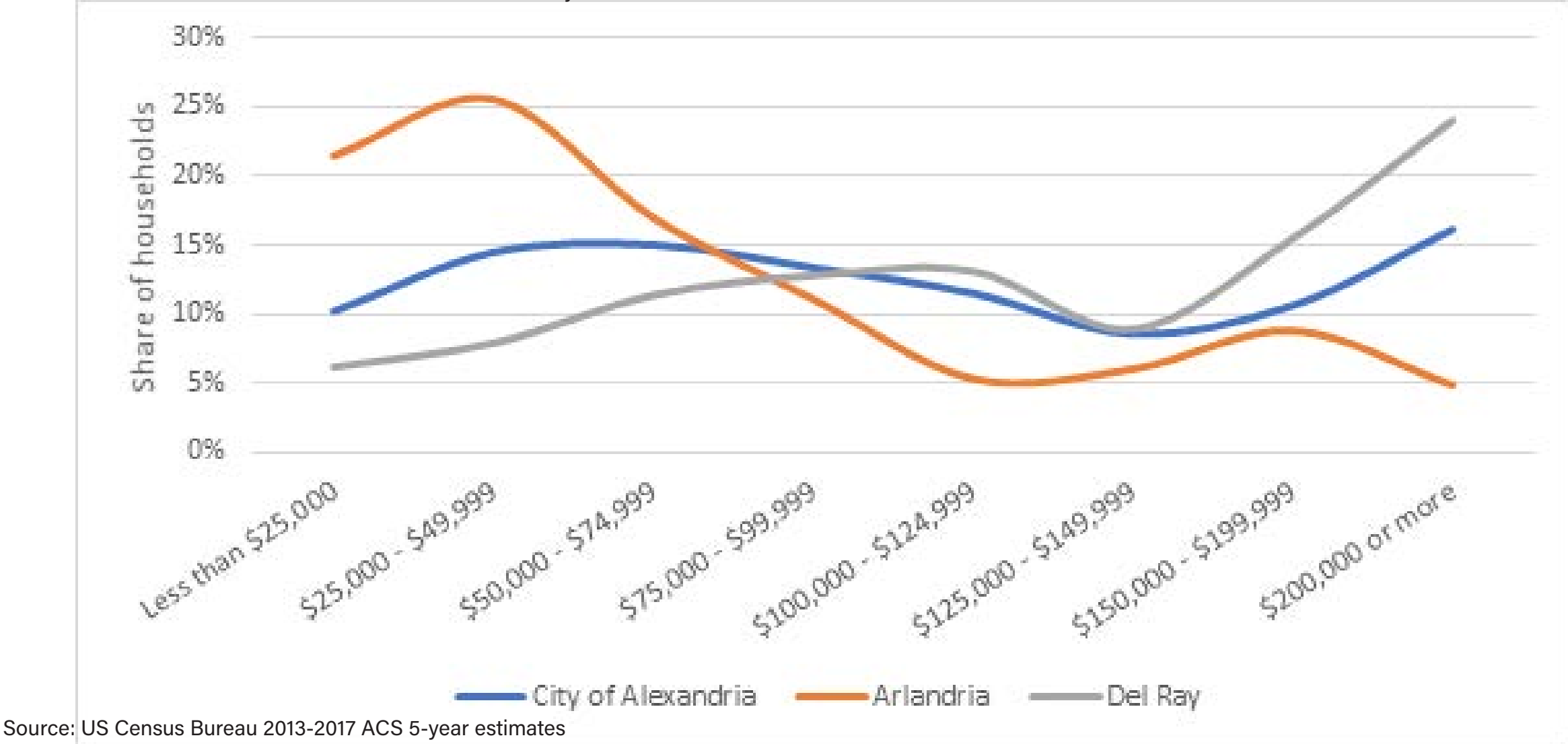
Race and Ethnicity Over Time



Racial and Ethnic Composition

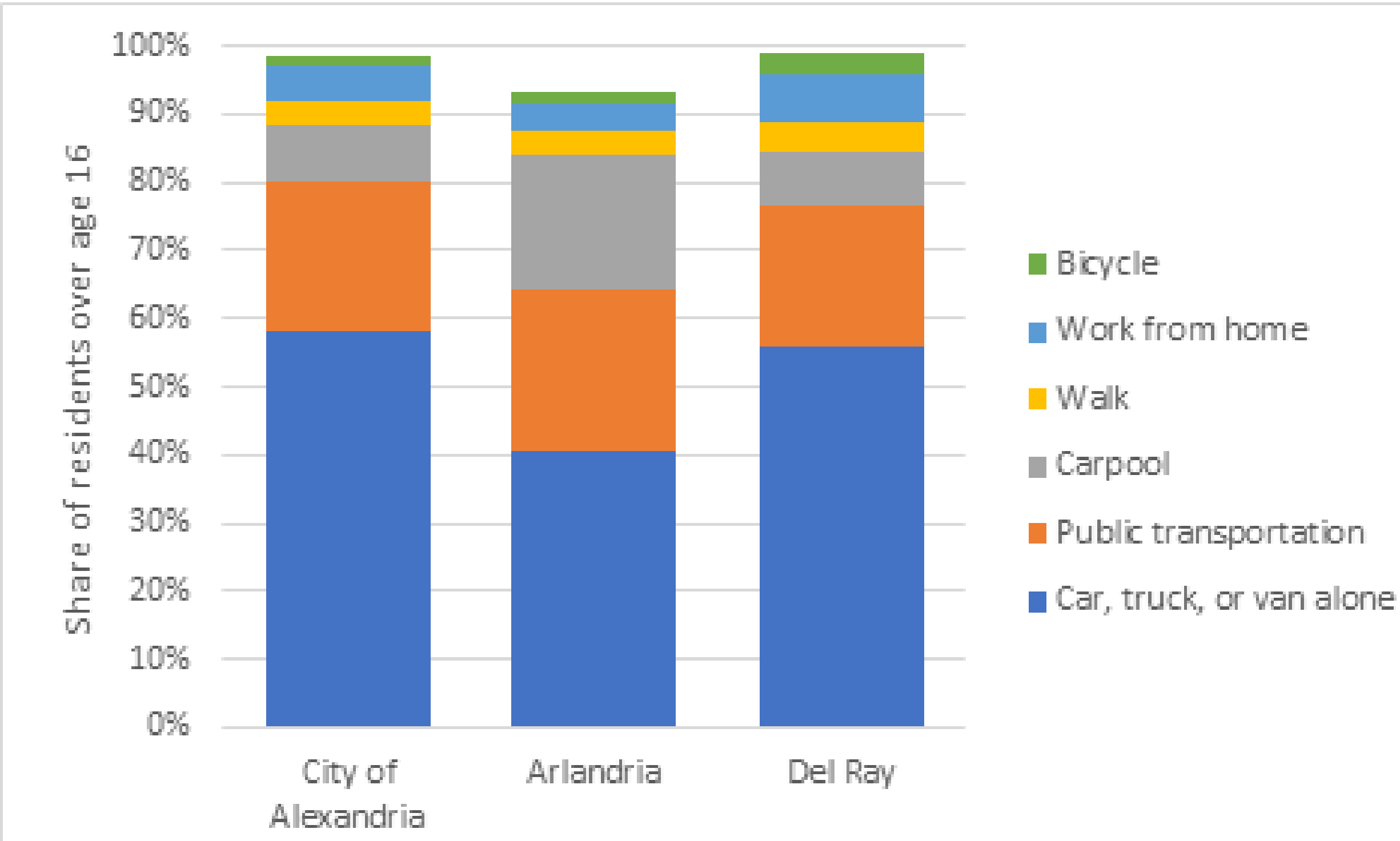


Household Income



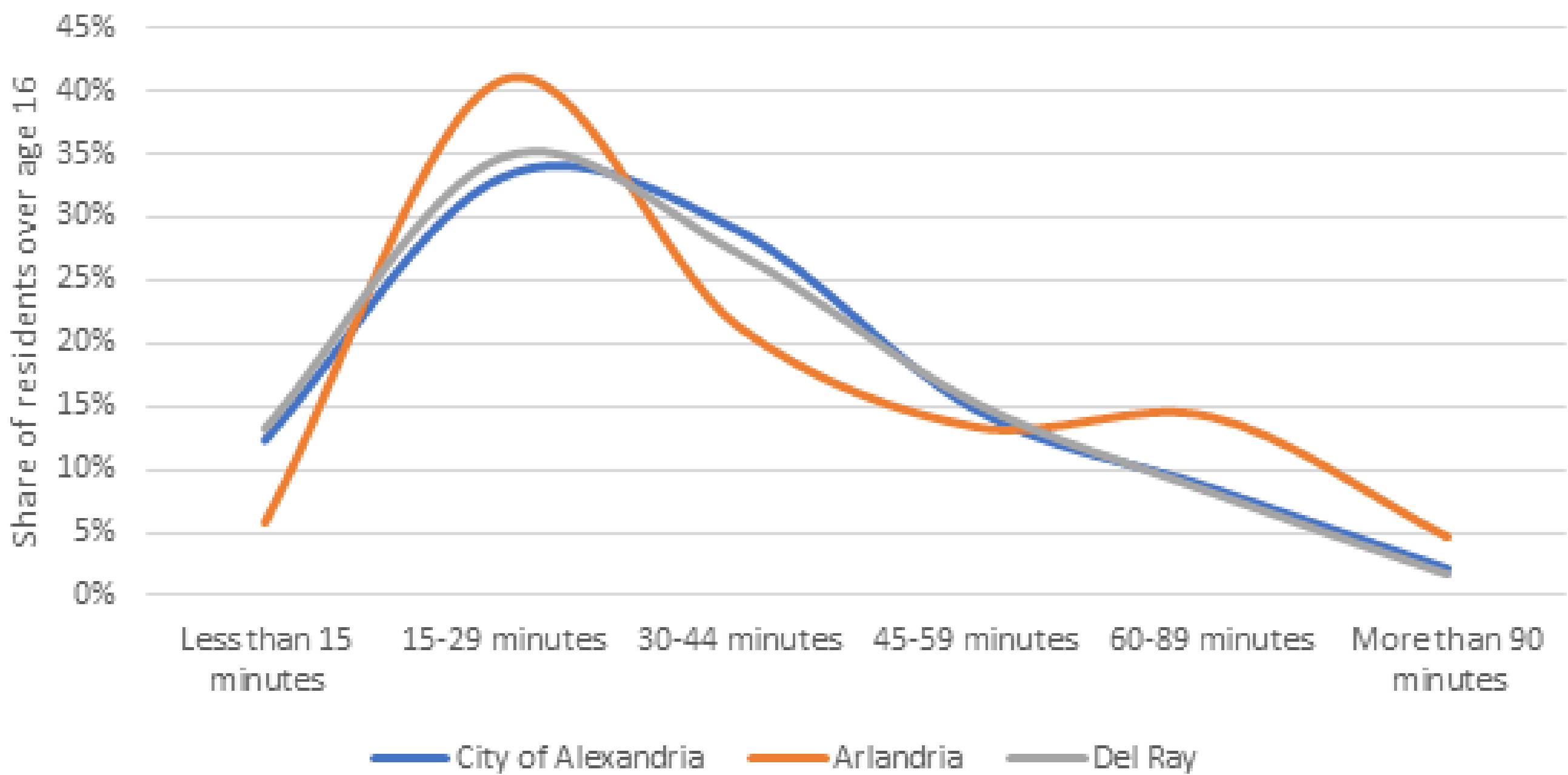
Demographic Analysis

Commuting Method



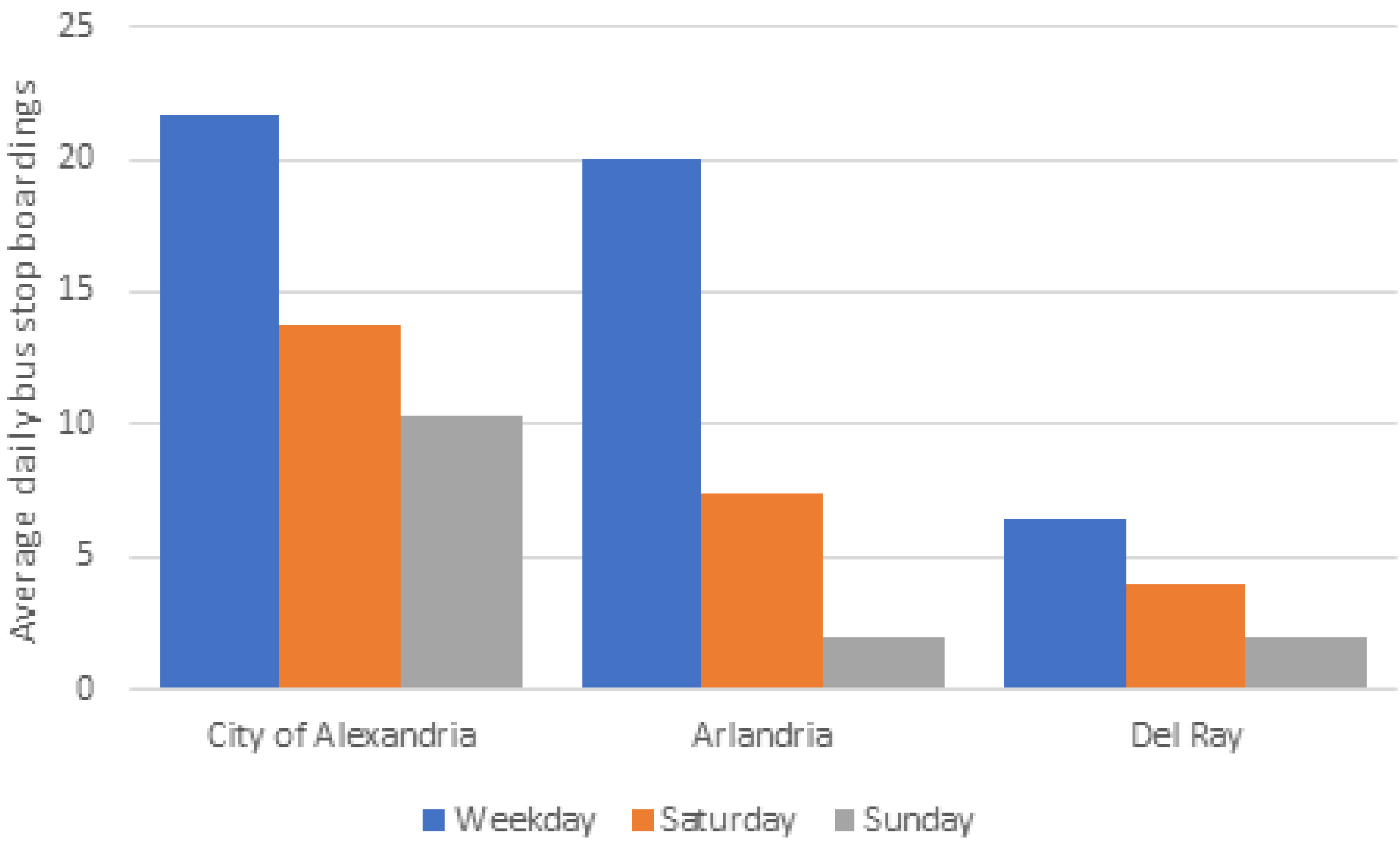
Source: US Census Bureau 2013-2017 ACS 5-year estimates

Commute Time



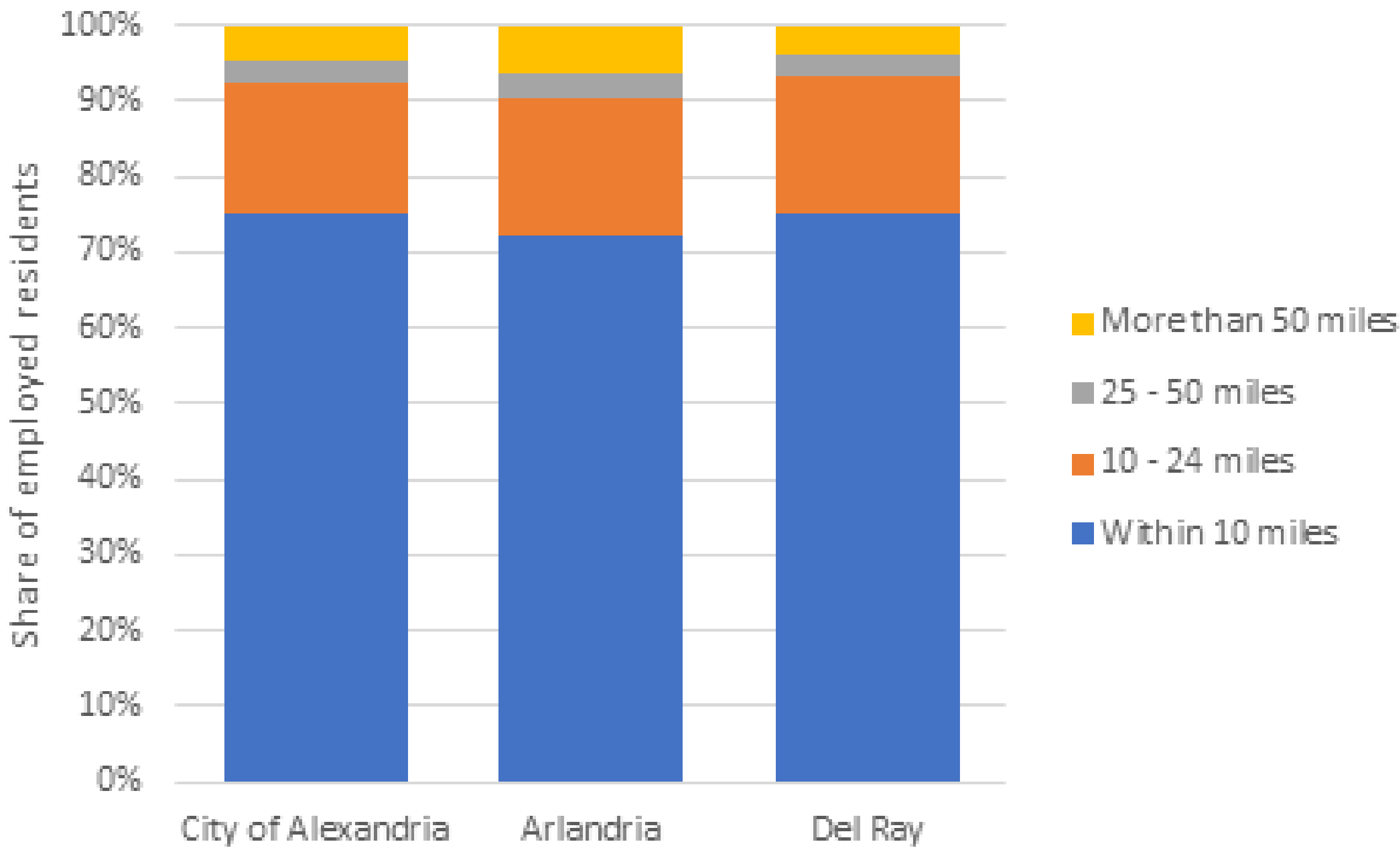
Source: US Census Bureau 2013-2017 ACS 5-year estimates

Average Daily Bus Stop Boardings



Source: DASH May 2018 Ridecheck

Residents' Distance from Place of Work



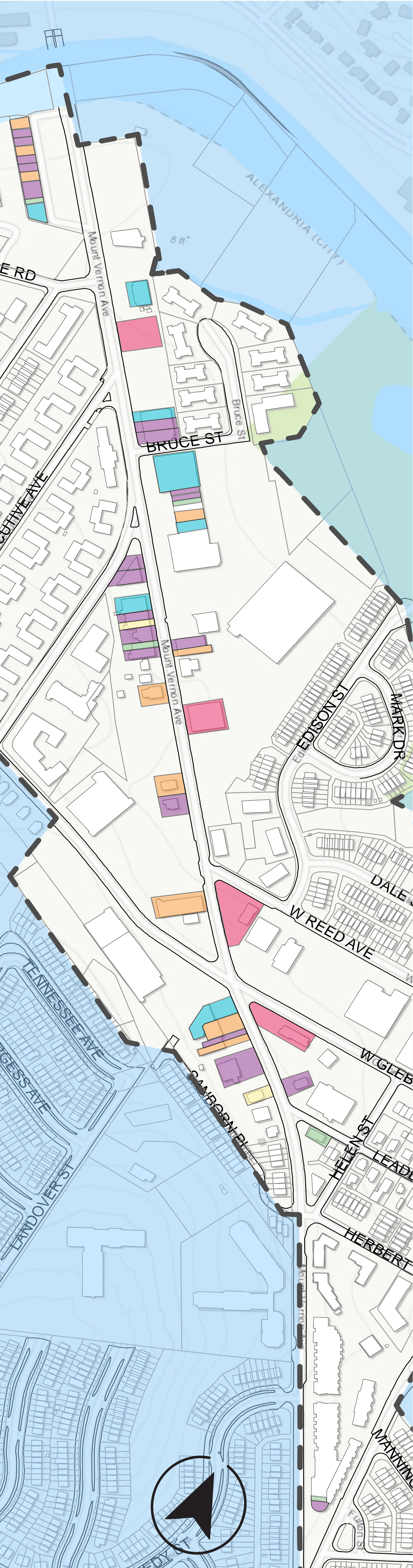
Source: US Census Bureau Center for Economic Studies, 2015 Longitudinal Employer-Household Dynamics (LEHD) Origin-Destination Employment Statistics



Commercial Corridor

Existing Commercial Uses

Arlandria



Del Ray



What You Said

Challenges:

- "More diverse retail"
- "Variety of business on Mt. Vernon Ave"
- "Empty retail buildings"
- "Vacant and run-down retail sites "
- "Empty storefronts"
- "Rising housing/rent prices for both businesses and individuals."
- "Very little retail"
- "Continuing to maintain a variety of businesses while rents continue to rise."

What You Love:

- "Small town feel, walkable retail"
- "Community activities and local retail"
- "The walkability and the intermixing of retail and residential"
- "Walkable access to amenities (grocery stores, restaurants, drug stores, etc.)"

Pedestrian and Cyclist Safety

Crash Data Involving Pedestrians and Cyclists

What You Said

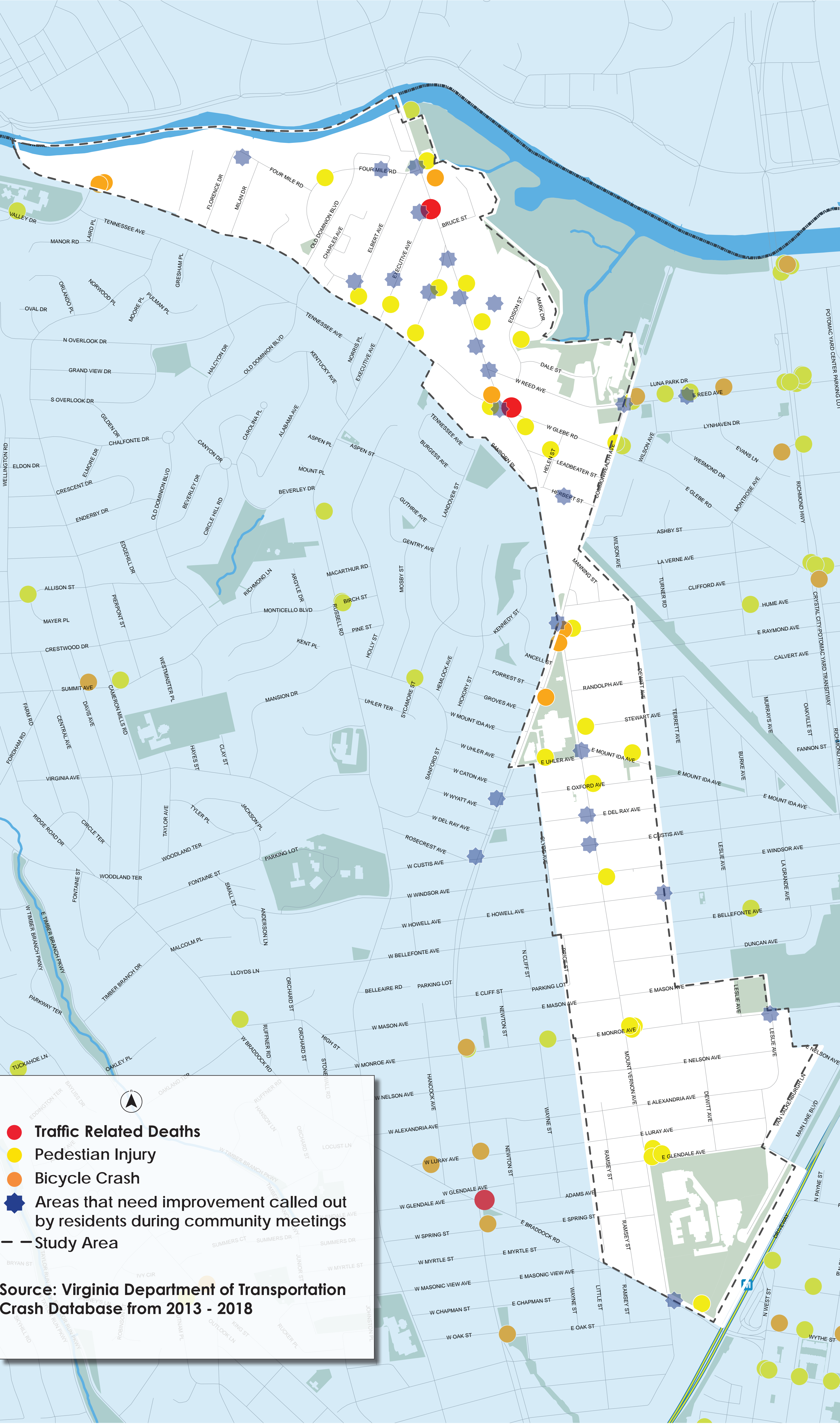
Challenges:

- "Street safety. Many complain about the speed of cars and carelessness of drivers."
- "Traffic safety @ Glebe & Mount Vernon."
- "We need more crossings and street lights for pedestrians. We need a safer pedestrian environment as many of us walk and take the bus to work."
- " Pedestrian safety increase buffer between crosswalks and street parking, better lighting on small streets, flashing pedestrian crossing signs on Mt. Vernon, clearing brambles and bushes that scratch."
- "Pedestrian safety, especially crossing Mt Vernon Ave. and Commonwealth Ave."
- "Balancing pedestrian safety and accessibility with traffic/cars using the neighborhood as a cut through to/from Route 1 and Russell Road."

"Need protected bike lanes"

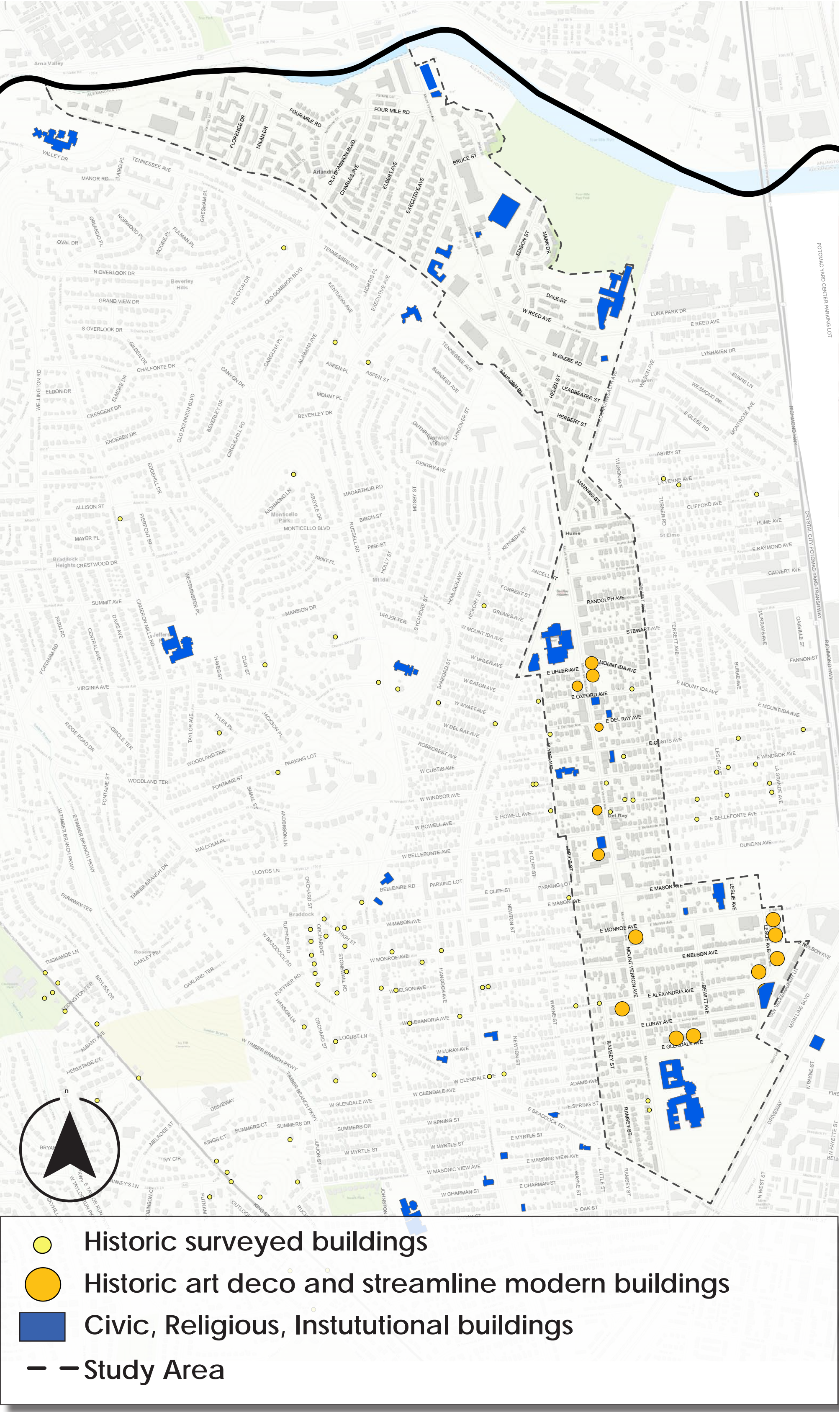
What You Love:

- "Family friendly, walkable."
- "Walkable to cafes and restaurants, safety."
- "The walkability to anything you need—stores, playgrounds, restaurants, pharmacy, car repair, YMCA, etc and the community offers wonderful events to bring neighbors and others together—Art on the Ave, farmers market, Christmas tree lighting, Halloween parade, etc"
- "I love that Del Ray, and much of the East end of Alexandria, is a walkable community, filled with points to meet my neighbors, which include playgrounds, restaurants, and stores."
- "We have direct access to the bike & walking paths, the wetlands, and nature reserve, without leaving our nook."
- "The 4-mile run bike path is amazing! I love the many parks that are accessible as well as the well-lit streets."
- "Walkability; proximity to major bike trails."



Neighborhood Character

Civic + Historic Assets

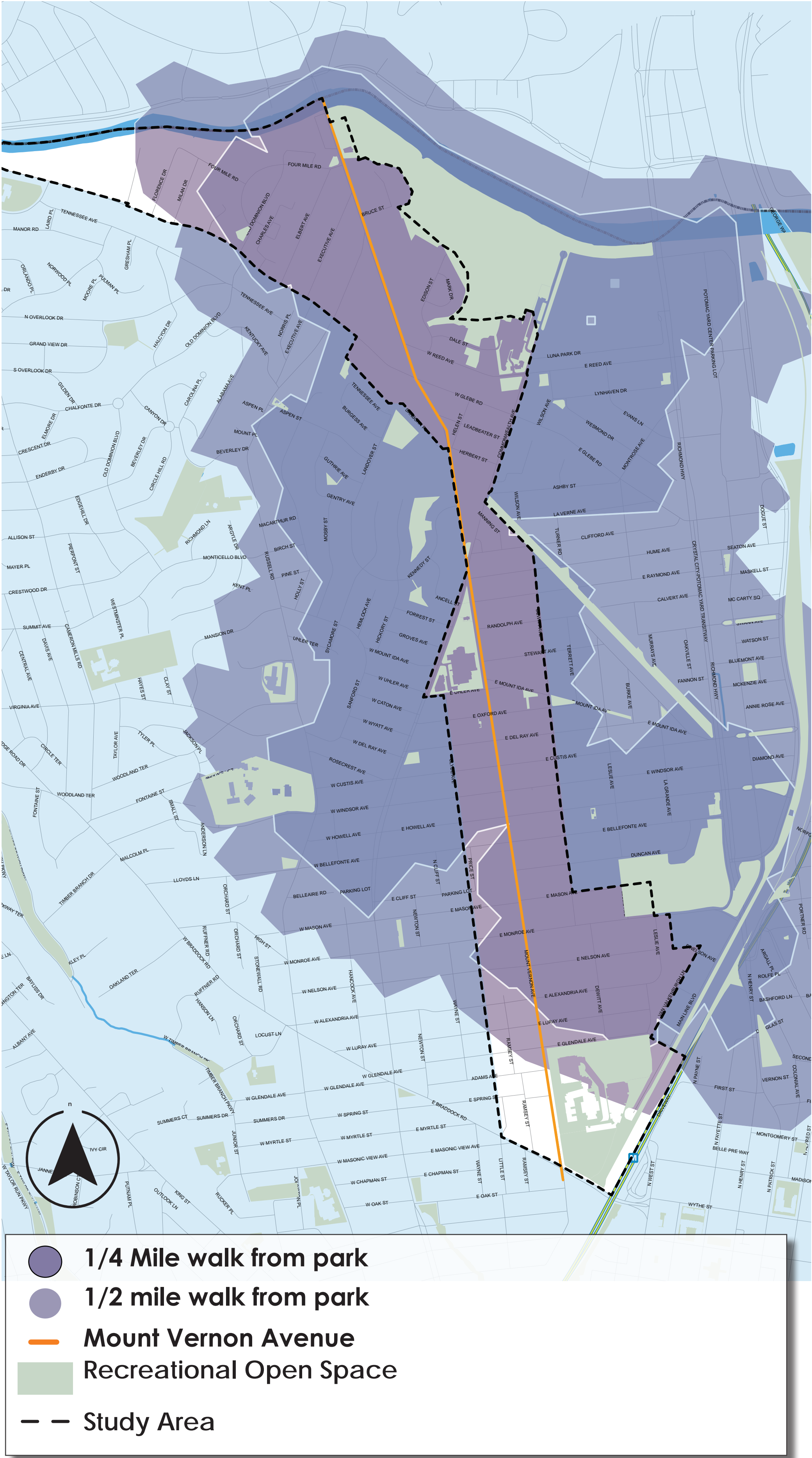


What You Said

Challenges:

- "Finding larger, walkable trails"
- "Community activities and walkability to restaurants, parks, schools, and libraries"
- "Trash/litter on streets/sidewalks/greenspace, parks/fields/footpaths/alleys. It's terrible!"
- "Pest Control...rats/mice due to unclean alleys/garbage cans w/out lids, food scraps left out."
- "Bridge across 4 mile run to Arlington (at Giant) is needed. More parks on west side of Mt. Vernon."
- "We need more dog parks."
- "Gentrification, especially Arlandria."
- "Average people are being priced out, no longer a working class community with a diverse population."
- "Managing growth while preserving neighborhood character."
- "Maintaining affordability and character in the face of developers knocking down smaller more affordable houses and building McMansions that price anyone without 2 large incomes out of the neighborhood."

Open Space + Public Parks



What You Love:

- "The feeling of community and goodwill"
- "Walkable and parks"
- "Del Ray is already a great place, so my interest is just to keep it moving forward as a walkable, vibrant community overall."
- "Walkability, metro/public transit accessibility, separate bicycle lanes, various different people of all creeds/colors/backgrounds, parks/public spaces, the high volume of trees and nearby businesses (grocery stores, amenities, etc)"
- "The events sponsored by the business community (Turkey Trot, First Thursdays, tree lighting, etc.); the walkability of the neighborhood"
- "I love its (unfortunately shrinking) diversity and eclectic, authentic architecture. I love the tight-knit community and the open spaces."
- "I like living in the Hume Springs cul-de-sac. We have direct access to the bike & walking paths, the wetlands, and nature reserve, without leaving our nook. They are part of our backyard, and they have some protection from the traffic congestion on Richmond Hwy and Mt Vernon Ave because they can't be used as short cut to break away from these gridlocks. It's like an undisturbed sanctuary for Hume Springs."

Neighborhood Character

Your Community



Potential Development Sites


What You Said Challenges:


- "Need for redevelopment of some unsightly buildings but maintaining a great immigrant neighborhood"
- "Mixing development opportunities with needs of community"
- "Land values/housing costs and development pressures"
- "Destruction of the character of the neighborhood as more development moves in. The displacement of lower/middle class families as it becomes a more expensive place to live"
- "Housing affordability and over development"
- "No preservation for the historical district or homes in the neighborhood."
- "The car dealerships take up a lot of valuable land with really limited utility for most residents (unless you work there)."
- " Car dealerships, are they staying? Historically Mt. Vernon Ave was an auto row"

- " More, neighborhood-scale development with restaurants and cafés Arlandria."
- "Rising costs of single family housing due to redevelopment of older homes/lots to houses at a much higher price point."


What You Love:

- "The fact that it is quaint and not overrun by development and giant condo buildings."
- "Hometown feel. No big developments."
- "Variety of housing types."
- "The small town scale and historic character"
- "Architecture and scale, good friends and good neighbors"
- "Preservation of character"






Opportunity Sites identified in the 2003 and 2005 plans

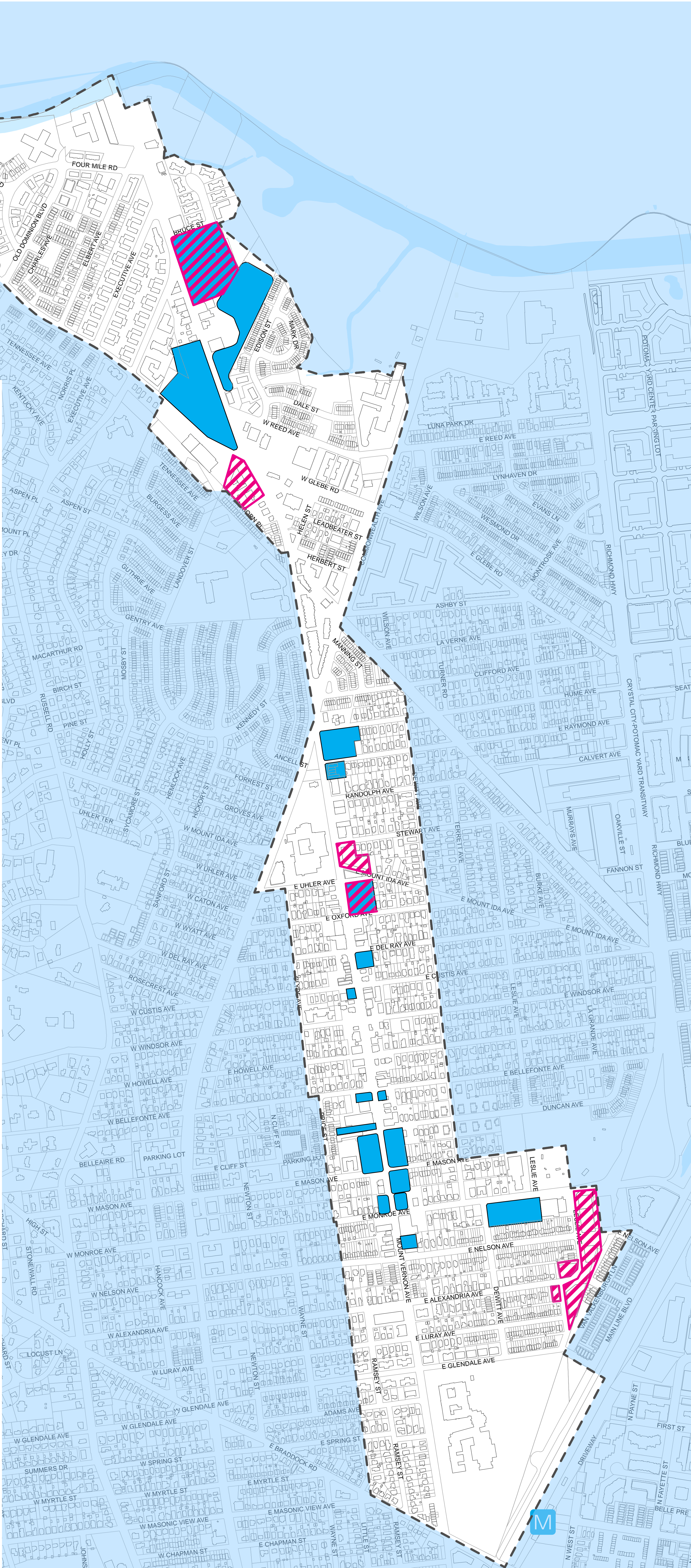


Sites that have expressed interest in redevelopment



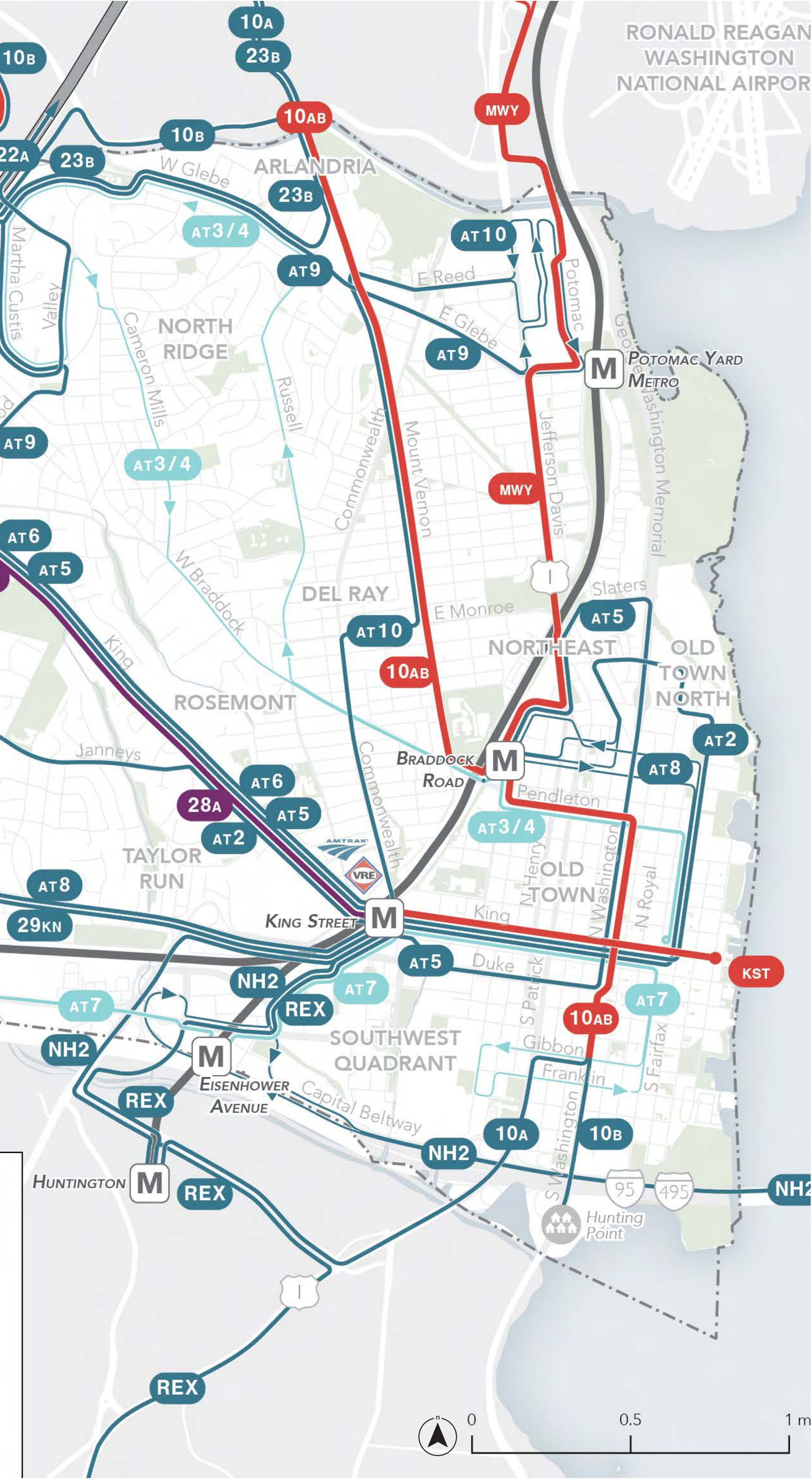
Study Area

Note: Additional sites that are for sale, have recently changed ownership, or might be ready for redevelopment, such as parking lots, have not been included in this map.



Mobility - Bus Transit

Existing Midday Network



Existing Peak Network



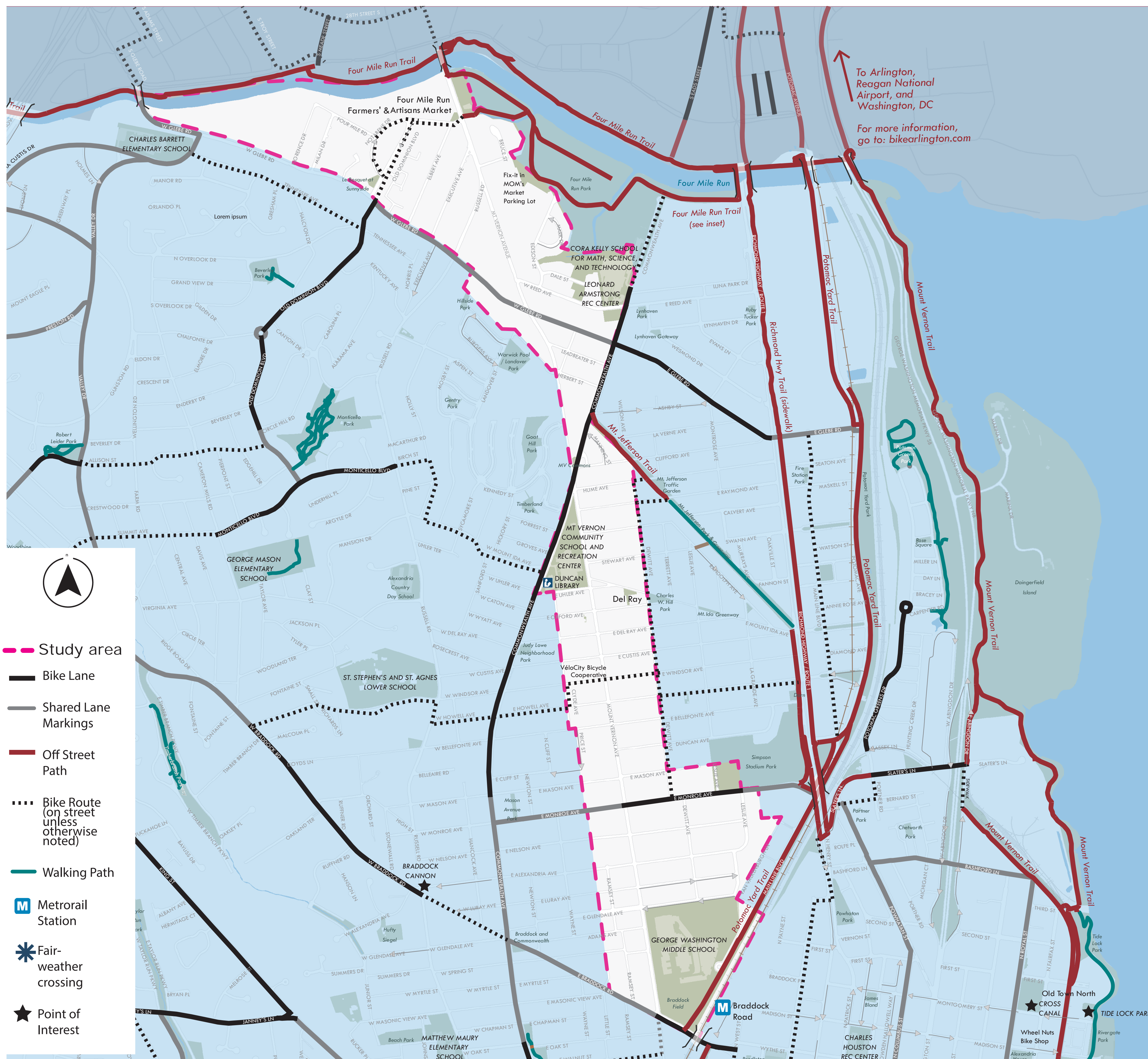
What You Said Challenges:

- "Better covered bus stops. All the bus tops in Chirilagua have people using them, yet not all have a shelter. Shelters should have seating and a proper roof to cover from snow, rain and sun."
- "We need more protection for people when they wait for the bus. People get wet when it rains, and it's also bad when it snows and it is so hot. There are a lot of people in all bus stops that need to be protected. The City wants to get more people on buses in the future, but they don't take care of the people who have been taking the bus for years."
- "Additional local bus routes/trolleys could help alleviate some pressure."
- "When we have snow, the City doesn't clean up the side walks for people to walk to bus stops. It's very dangerous."
- "The bus schedules could also be better, as there are times when several buses pass at once, and then 30- minute intervals when nothing comes along."
- "We need more buses to DC, quickly."

What You Love:

- "Love the BRT on route 1, use it often."
- "Bus stop from Park Square to next block, United Bank."
- "Bus system is great."
- "Conveniently located to mass transit - buses, metro"
- "All the transit options are a big positive"
- "Being able to walk or bus to everything I need"

Existing Bicycle Network



What You Said

Challenges:

"South end of Mt. Vernon needs streetscaping and unity with metro, need protected bikelanes, underground electric."

"My kids don't ride their bikes as often because it's not safe on the streets."

"I worry about pedestrian/bike safety, especially since so many children walk/bike to school here. I worry that not every cross street has a 4-way stop and children don't always pay attention to that."

"Hume Springs is very disconnected from the rest of the Arlandria and Del Ray on account of Glebe Rd and Northern Mt Vernon Ave. The roads/intersection are very difficult to navigate on a bike or on foot."

"Maintain and enhance safe and pleasant bike and pedestrian infrastructure."

What You Love:

"Walkability; proximity to major bike trails"

"The ability of neighborhood kids to ride bikes on our residential streets."

"Access to many different VA enclaves - Shirlington and Crystal city by bike, Del Ray and Potomac yard by foot. Beautiful parks and open spaces."

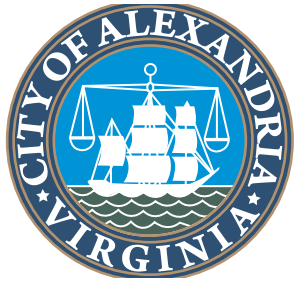
"Commonwealth bike lane."

"The parks with their trails and green spaces. In particular, connections to regional bike trails. And It's nice that there is a grocery store (Mom's) that is a pleasant walk for us in Hume Springs."

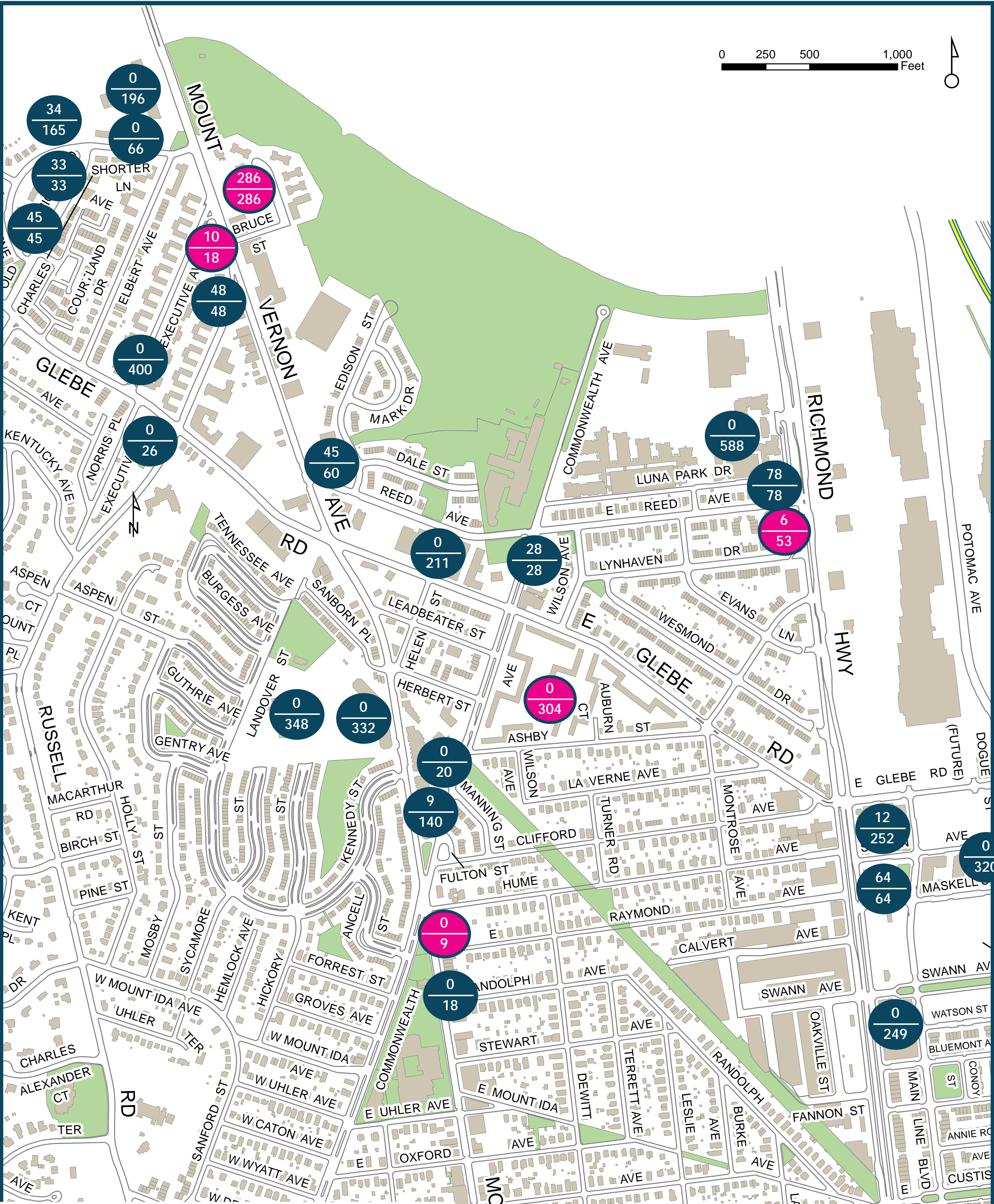
"The 4-mile run bike path is amazing! I love the many parks that are accessible as well as the well lit streets."

*"The Del Ray shops and atmosphere. Old Town and the waterfront *Bonus: the bike path that runs from E. Braddock Road to Crystal City."*

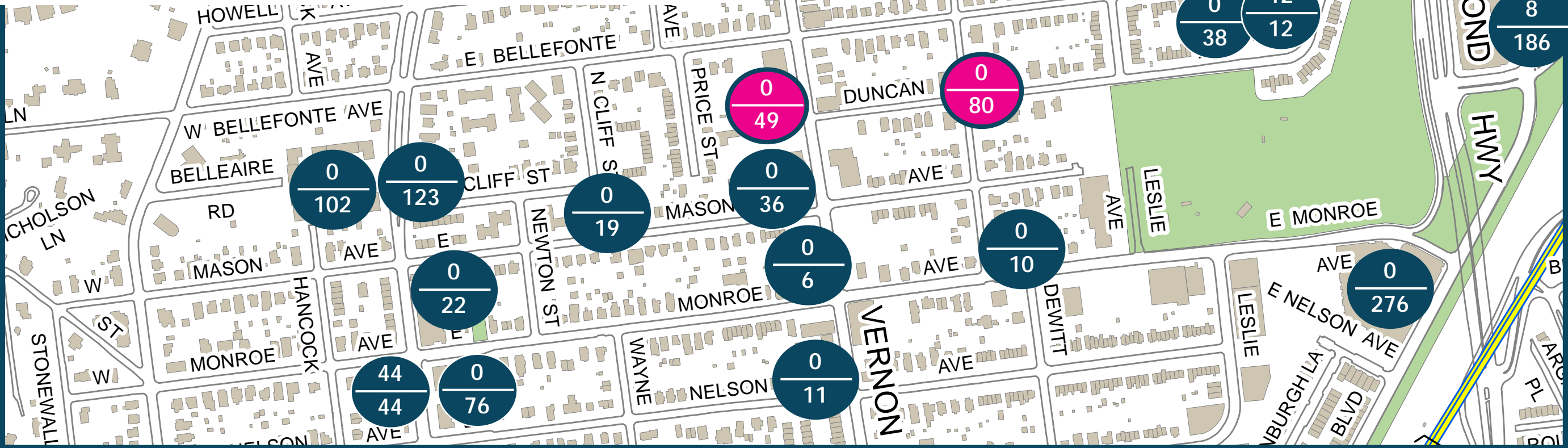
HOUSING OPPORTUNITY IN ARLANDRIA AND DEL RAY



ARLANDRIA AND DEL RAY
PLANS UPDATES OPEN
HOUSE Winter 2020



MARKET-RATE AND COMMITTED AFFORDABLE MULTIFAMILY HOUSING



Source: Office of Housing: 2019 Point-in-Time Apartment Survey of Properties with 10 or more units; 2019 Committed affordable rental and condominium inventory. Note, symbols reflect total units and generalized locations, and may represent more than one building.

- $\frac{x}{y}$ committed affordable rental units / total rental units
- $\frac{x}{y}$ committed affordable condominium units / total condominium units

HOME SALES JAN-DEC 2019 Source: MLS January-December 2019

ZIPCODE 22301

\$770,000 ~ Median sale price
6 ~ Median combined days on market

\$829,101 ~ Average sale price
16 ~ Average combined days on market

ZIPCODE 22305

\$640,000 ~ Median sale price
6 ~ Median combined days on market

\$664,179 ~ Average sale price
18 ~ Average combined days on market

What you said:

Challenges:

- “There too few housing options at low cost.”
- “We need more affordable housing units that’s less than 30K per year.”
- “Not enough housing in Chirilagua: can a little more density help increase housing opportunity?”
- “The rent keeps going up, we have been living here for decades now. The City needs to create a fund to help people stay.”
- “We need lower rent.”
- “Overcrowding in Chirilagua due to ruthless landlords and fear on the part of residents to speak up.”
- “Affordable housing is a concern, what does Alexandria consider affordable?”
- “Housing diversity, size/density difference.”
- “Don’t reduce amount of affordable housing.”
- “Trade off of affordable housing/density for neighborhood character.”
- “Lack of affordable housing and senior housing.”
- “Bigger houses are changing the look and feel of the neighborhood.”
- “I’d love to bring my parents here, but they just can’t afford it. If only bankers and lawyers can afford to live here, it won’t be the vibrant, interesting community that it is today.”
- “Housing is completely unaffordable. We are at the mercy of landlords and rate hikes that surpass cost of living increases. (The risk that this neighborhood will become overwhelmingly wealthy, white, and pretentious is high).”
- “Housing costs and McMansionization of Del Ray; Commercial district that increasingly appeals to outside visitors more than it provides needed services in the neighborhood.”
- “The housing prices are going up, up, up. No doubt this will change the social class of the people who can afford to live here.”
- “Housing-both soaring prices but also the risks that developers will upend the unique look and feel of Del Ray houses, changing (damaging) the style of the neighborhood.”
- “Tear-downs of housing stock to overbuild on small lots.”
- “Housing density increases without building new schools to accommodate.”
- “I think the current real estate market is pricing out diversity in the neighborhood. I would like to see mixed income, affordable housing options/programs available in the Del Ray area.”
- “Need More Housing co-ops like Casa Chirilagua to keep residents from being displaced.”

What You Love:

- “Location and housing options.”
- “Variety of housing types.”
- “Single family housing.”
- “The variety of older and newer houses of different styles.”